



Addendum 1

Invitation to Bid HNS 20-49

Documents included in Package:

- 1) Instruction to Bidders
- 2) Specs by Location/Trade (Scope of Work)
- 3) Subcontractor Certifications (if applicable)
- 4) Floor Plan / Site Drawing (if applicable)

Bid Walk & Bid Opening:

| | | |
|--|--|---|
| Project Address: 2221 Sanders Ave | | TLC by CLT Washington Heights Neighborhood |
| Bid Walk: 2/13/20 at 11:00 am (THURSDAY) | | |
| ***BID DATE CHANGE: 2/27/20 at 2:00 pm (THURSDAY) | | |
| Client Name: Windy Allison | | Rehab only |
| Project Manager: Elizabeth Lamy | | Contact Number: 704-620-9090 |

Bid Walk and Bidding Instructions:

All bid walks are mandatory.

If you are going to be late the policy is the following:

Contact me BEFORE the start time if you are going to be late. If you are going to be more than 10 minutes late, we will proceed without you and you will not be permitted to bid. The day of a bid walk the best way to reach me is at Elizabeth Lamy (cell # 704-620-9090).

Bids must be received by the date, time and place specified. All others will be considered non responsive and disqualified.

The Bids will be opened at 600 East Trade St. immediately following the above due date and time.



Add 1

TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

Requirements For Bidders

The City awards rehabilitation bids to the lowest responsive and responsible bidder. A responsible bidder for the safe home program is one who:

- 1) Is a licensed general contractor in the State of North Carolina;
- 2) Has an Renovate, Repair & Paint Certification (<http://www2.epa.gov/lead/renovation-repair-and-painting-program>);
- 3) Is not listed on a local, state or federal debarment list;
- 4) Carries an appropriate amount of insurance;
- 5) Can provide references verifying the contractor has completed work of a similar scope in a good workmanship like manner or successfully completed prior work for the Safe Home program. Referenced work must have been completed in one year or less from date of this invitation to bid.

A responsive bidder must:

- 1) Submit all requested documentation on time;
- 2) Meet the above requirements for responsibility at the time of bid submittal;
- 3) Have the capacity to meet the required schedule for the project.
- 4) Existing rehab projects contracted by the contractor must be on schedule.

The City reserves the right to waive any minor informalities or irregularities, which do not go to the heart of the bid submittal or prejudice other offers, or to reject, for good and compelling reasons, any or all bid submittals.

Elizabeth Lamy Santos
Rehabilitation Specialist
City of Charlotte
Housing and Neighborhood Services
600 E. Trade St.
Charlotte, NC 29202
PH: (704) 336-3333
Cell: (704) 620-9090

HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Add 1



TLC by CLT
CITY OF CHARLOTTE
HOUSING & NEIGHBORHOOD SERVICES

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HOUSING & NEIGHBORHOOD
SERVICES

<http://housing.charlottenc.gov> | 600 E. Trade Street | Charlotte, NC

Add 1

Work Specification

Prepared By:

City of Charlotte Housing & Neighborhood Services
600 E. Trade Street
Charlotte, NC 28202
(704) 336-7600

Property Details

| | | | |
|-----------------|--|--------------|--|
| Address: | 2221 Sanders Ave. Charlotte, NC 28216 | Owner: | Windy Allison |
| Structure Type: | Single Unit | Owner Phone: | (704) 837-6199 |
| Square Feet: | 1409 | Program(s): | Tested- HAS LEAD LeadSafe 2016 Healthy Homes LBP 2016 Targeted WH |
| Year Built: | 1928 | | |
| Property Value: | 41300 | | |
| Tax Parcel: | 06906624 | | |
| Census Tract: | | | |
| Property Zone: | Council District 2 | | |

Prep & Paint Room Semi Gloss

BATHROOM - HALF

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



| | | | | | |
|-----------|------|---|----------|---|------------|
| Bid Cost: | | X | | = | |
| | Base | | Quantity | | Total Cost |

Prep & Paint Ceiling

BATHROOM - HALF

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Price shall include drywall repair.



| | | | | | |
|-----------|------|---|----------|---|------------|
| Bid Cost: | | X | | = | |
| | Base | | Quantity | | Total Cost |

Add 1

Work Specification

Floor System Repair

BATHROOM - HALF

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.

***Work in this area includes damage in the bathroom closet.



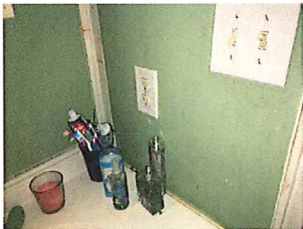
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

GFCI Receptacle 20 AMP

BATHROOM - HALF

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

***Work involves outlet change-out.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Light Fixture Replace

BATHROOM - HALF

Replace or install a ceiling mounted 2 bulb or wall mounted 4 bulb strip, UL approved, LED light fixture with shade and lamps.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Semi Gloss

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic SEMI-GLOSS latex. Painting shall include walls and any associated trim. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Adj 1

Work Specification

Prep & Paint Ceiling

BATHROOM - MAIN

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Fiberglass Walk-In Shower - PAN Only

BATHROOM - MAIN

Install Mustee or equivalent fiberglass shower pan unit equivalent to existing tub size, complete with single lever shower diverter, shower rod and water saving shower head. Caulk all seams and penetrations.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Ceramic Wall Tile Bathtub Surround

BATHROOM - MAIN

Install owner's choice ceramic wall tile over cement fiberboard with troweled adhesive. Include preformed base, cap, stop, return and trimmer pieces to complete installation. After at least 24 hours drying time, apply latex based portland cement grout. Clean all excess grout and apply mildew resistant white silicone caulk at all seams, fixture lips and pipe penetrations.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Accessory Set - 3 Piece Chrome

BATHROOM - MAIN

Install a chrome plated steel bathroom accessory set consisting of a 24" towel bar, hand towel ring, and toilet paper holder.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

GFCI Receptacle 20 AMP

BATHROOM - MAIN

Install a flush mounted, ground fault circuit interrupted, duplex receptacle and cover plate. Fish wire and repair all tear out as needed.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Work Specification

Ceramic Tile Install

BATHROOM - MAIN

Install ceramic tile previously removed for floor system replacement using ceramic tile that matches existing per manufacturer's specifications. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

***Tile is to be provided by Owner. Price here is for installation ONLY.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Room Flat and Plaster Repair

BEDROOM - LEFT

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work also includes repair to damaged wall finish underneath windows.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Prep & Paint Ceiling

BEDROOM - LEFT

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.



Bid Cost: X =
 Base Quantity Total Cost

Prep & Paint Room Flat and Plaster Repair

BEDROOM - RIGHT

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with owner's choice of low VOC acrylic FLAT latex. Painting shall include walls and any associated trim with SEMI-GLOSS latex.

Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

***Work also includes repair to damaged wall finish underneath windows.



Bid Cost: X =
 Base Quantity Total Cost

Add 1

Work Specification

Floor System Repair

BEDROOM - RIGHT

Remove all fixtures not built in. Dispose of damaged/unsafe components of floor assembly. Work may include installation of 2"x 8" joists hung 16" on center, plywood or tongue and groove subfloor. Include replacing all deteriorated band joists and insulating floor to code.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Prep & Paint Ceiling

BEDROOM - RIGHT

Remove or cover hardware and accessories not to be painted. Scrape loose, peeling, cracked, and blistered areas. Clean oil, grease, fungus, dirt, and dust from surfaces. Fill holes and cracks. Prime all new materials and spot prime existing with acrylic latex. Top coat with Owner's choice of low VOC acrylic flat latex in all habitable rooms and low VOC acrylic semi-gloss latex in kitchen and baths. Replace or uncover hardware, fixtures and accessories. Any moving of furniture required shall be included.

Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

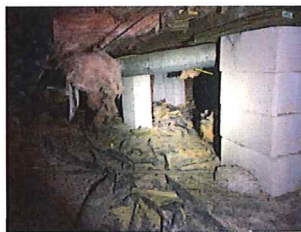
Masonry Pier Replace and Drop Girder Installation

CRAWL SPACE

Replace dry-stacked pier with masonry pier with mortared joints and poured concrete footing per Code.

***Price is for (5) piers.

The piers are located under the left side bedroom, and the floor framing has been replaced but has an improper drop girder. Install a new drop girder per Code to support this room, +/- 15 feet in length.

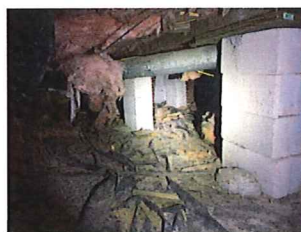


Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Vapor Barrier

CRAWL SPACE

Lay 6 mil poly vapor barrier on ground in crawl space and 6" up foundation walls. Overlap seams by 2' and secure with duct tape.



Bid Cost: _____ X _____ = _____
Base Quantity Total Cost

Add 1

Work Specification

Framed Opening Trim Repair - Dining Room and Kitchen

DINING ROOM / KITCHEN

Repair or replace damaged or missing trim surrounding interior cased opening going from the dining room to the kitchen. Finishing and repair is needed on both sides of the wall. Paint to match surroundings. Wood trim should be used and should be free from surface defects.



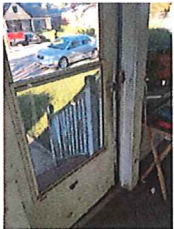
Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Aluminum Storm Door - Front Entry

EXTERIOR

Exterior

Install an aluminum combination storm and screen door. Complete with self closer and locking hardware.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Tear Off & Reroof Shingles

EXTERIOR

Exterior

Remove and dispose of existing roofing, inspect and repair roof deck (include 96 sq.ft. of decking replacement in bid) and install new 30 year architectural shingles. Include ice and water shield at all roof edges, felt paper, shingle over ridge vent, boots, flashing and all necessary accessories.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Vinyl Siding - Repair

EXTERIOR

Exterior

Repair/re-secure loose vinyl siding. Repairs are needed in various locations.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Work Specification

Lattice Curtain Wall - Install

EXTERIOR

Exterior

Install pressure-treated garden wood lattice to close in the openings between the brick piers along the rear sides and rear face of the house where no curtain wall is installed. The rear face of the home is approximately 28' in length. Lattice shall be painted white.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Foundation Vent Screen

EXTERIOR

Exterior

Install new foundation vent housing with heavy duty galvanized steel screening. Work shall include removal of brick from existing foundation wall to accommodate new vent housing. Existing vents consist of a pattern of (4) gaps in the brick in a diamond pattern.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Chimney Cricket Install

EXTERIOR

Exterior

Install a small peaked roof on the back side of the chimney to deflect water and debris from the chimney. Ice and water shield shall be installed over the cricket and wrapped up the chimney. Cricket may be covered with galvanized or stainless steel, or aluminum and must be properly caulked, flashed and counter-flashed to the roof and chimney.



Bid Cost: X =
 Base Quantity Total Cost

Prep & Paint Exterior Surfaces - Exterior of Kitchen ONLY

EXTERIOR

Exterior

Prep and paint all exterior painted surfaces. Properly dispose all loose materials. Secure or replace all loose, broken, rotted or deteriorated materials. Caulk and fill all cracks, voids, holes, etc. prior to applying 25-year or better Low VOC paint. Owners choice of color. All work to be done in a neat & professional manner. Use care to protect all surfaces not intended for paint coverage.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Refinish Exterior Deck and Stairs - Kitchen

EXTERIOR

Exterior

Pressure wash existing deck, stairs and railings. Repair and replace any damaged or deteriorated wood decking, stair treads or railing as necessary. Stain deck, railings and stairs Owner's choice of color.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Combination CO / Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install a hard wired combination carbon monoxide and smoke detector with battery back up.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Smoke Detector Hard Wired

GENERAL REQUIREMENTS

Install UL approved, interconnected, ceiling mounted smoke and heat detectors permanently wired into a receptacle boxes with battery backups in bedrooms and outside of sleeping areas.

***Count is for (2) detectors.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

All Contractor's Project Requirements

GENERAL REQUIREMENTS

The contractor is responsible for project requirements, including but limited to:

Obtaining all permits required. Said permits shall include all items in this scope of work.

Provide temporary toilet facilities from job start until the completion of work.

Provide AS MANY roll-off dumpsters as needed without damaging the site. Collect construction debris using dust control methods. Remove dumpster and repair any evidence of the dumpsters use. Contractor may haul debris away daily using dump trailers.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Replace Receptacles, Switches, and Plates

GENERAL REQUIREMENTS

Replace all receptacles, switches and cover plates throughout entire house. Use code appropriate devices. This also includes any wall or ceiling damage repairs.

***Light switch in the main bathroom needs to be relocated and tear out repaired as it is currently located behind the door.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$

Add 1

Work Specification

Exterminate Termites

GENERAL REQUIREMENTS

Exterminate for termites. Drill and patch foundation and pavement where necessary. Exterminator must be licensed and provide a 1 year guarantee with an optional yearly renewable warranty for the homeowner.

Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Resilient Flooring - Various Rooms

INTERIOR

Install 25 year warrantied resilient floor covering per manufacturer's specifications. Flooring material is to be vinyl interlocking planks and be waterproof. Include transitions and painted or stained wood quarter-round at all perimeters to complete installation.

***Price to include any subfloor repair or work necessary to make floor level enough to accept new interlocking plank flooring. Work could also include removal of existing floor finish. It is acceptable to install new flooring over-top of existing when possible.

***Price to include any materials necessary to make the above repairs (underlayment, luan, floor leveler).

***Contractor to confirm existing floor can accommodate new resilient flooring and consult with Project Manager BEFORE installation.

***Price to include flooring in ALL closets as well, including installing flooring in the left side bedroom closet as well.

***Any new resilient flooring shall match recently installed resilient flooring from Lowe's:

Manufacturer: PROCORE Plus Luxury Vinyl Plank

Color: Forged Oak

Flooring to be installed in:

- Living room (floor leveling may be necessary)
- Right side bedroom flooring
- Half bathroom



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Insulate Drain Lines

KITCHEN

Exterior

Wrap exposed drain lines in foam pipe-wrap insulation to protect from freezing.



Bid Cost: $\frac{\text{Base}}{\text{Quantity}} \times = \text{Total Cost}$

Work Specification

Floor System Repair

LIVING ROOM

The floor is framed with two central girders running front to back, with the joists running left to right. An area in the living room near the fireplace is framed out around what may have been an old chimney, and this area is not supported by anything and has settled. Jack up the floor in this area to try and level the sunken area enough for the floor to accept resilient flooring installed on top of it . Install (2) drop girders, each girder supported by (2) masonry piers each (total of 4 piers) to support this area of framing. The girders will be +/- 8-10' in length composed of 2' x 8"s.


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Drywall and Trim Repair - Living and Dining Rooms

LIVING ROOM / DINING ROOM

Complete installation of drywall where missing, and repair or replace damaged or missing trim surrounding interior cased opening going from the living room to the dining room. Finishing and repair is needed on both sides of the wall. Paint to match surroundings. Wood trim should be used and should be free from surface defects.


$$\text{Bid Cost: } \frac{\text{Base}}{\text{Quantity}} \times \text{Quantity} = \text{Total Cost}$$

Certification

Contractor Name: _____

Total Cost: _____

Signature: _____

Date: _____